Karen Johnson
Batch # 1438436
06/26/2026 09:21:59 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20260626-0057807

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO:

MUSIC CITY ESTATE LAW
1650 MURFREESBORO ROAD
SUITE 130
FRANKLIN, TN 37067
(615) 628-7775

MICHAEL AWAD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/03/2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

The actual consideration for this transfer is $0.00. This is a transfer to a revocable trust.

Affiant

Subscribed and sworn to before me, this 19th day of June 2026.

Notary public

My commission Expires: 09/03/2029

QUITCLAIM DEED

Address New Owner:	Send Tax Bills to:	Map-Parcel #:
Martinelli Living Trust 415 Lazy Creek Ln. Nashville, TN 37211	Martinelli Living Trust 415 Lazy Creek Ln. Nashville, TN 37211	161.13-0B-415.00 CO

FOR AND IN CONSIDERATION of Zero and 00/100 Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged Eduardo M. Batistella does hereby quitclaim, transfer and convey unto Eduardo M. Batistella, as Trustee of the Martinelli Living Trust dated June 19, 2026, all of their right, title and interest in the real property in Davidson County, State of Tennessee, and more particularly described, to wit:

The land with all the buildings and improvements thereon, situated at 415 Lazy Creek Lane, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being Unit Number 415, together with the appurtenant interest in the common elements of Creekside of Brentwood, a horizontal property regime with private elements established by Master Deed, restated in Instrument Number 20050822-0100021, Register's office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as "A" to the aforementioned First

Amendment to the Amended and Restated Master Deed in Instrument Number 20050329-0034131 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eduardo M. Batistella and Priscila Costa Bispo Dos Santos, from Markus L. Betts, unmarried, by Warranty Deed, dated September 15, 2016, recorded on September 20, 2016, as Document No. 20160920-0098814, Register's Office for Davidson County, Tennessee.

Whatever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Address: 415 Lazy Creek Lane, Nashville, Tennessee 37211

Witness my hand this 19th day of June 2026.

Eduardo M. Batistella

STATE OF TENNESSEE)
) ss.
COUNTY OF WILLIAMSON)

Personally appeared before me, Michael Awad, Notary Public, Eduardo M. Batistella, as Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day, June 19, 2026.

[Seal]

MICHAEL AWAD
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
09/03/2029
COUNTY OF DAVIDSON

Michael Awad, Notary Public
My commission expires: 09/03/2029